

CLERK OF THE COURT  
COUNTY BOARD OF APPEALS  
BALTIMORE COUNTY  
CASE NO. 89-434-A

#### OPINION

This case comes before the Board on appeal from a decision of the Zoning Commission dated May 1, 1989, granting the requested variance with restrictions. The case was argued on this day in its entirety.

Mr. and Mrs. Allen L. Kundratik, Appellants/Petitioners, were represented by counsel. Protestants were not represented by counsel. The Board's Counsel did not appear.

On May 25, 1989, the Zoning Commissioner, J. Robert Haines, granted the Kundratiks' Petition for Variance in order to store two recreational vehicles in lieu of the permitted one vehicle on their residential property located at 8711 School Road. Commissioner Haines' Findings of Fact and Conclusions of Law were that a 17-foot boat on a trailer and one pick-up camper body could be stored on said property until May 25, 1990. Mr. Haines further ordered that the permitted variance would expire on the aforementioned date unless Petitioners (a) refiled for continuing variance; (b) built a garage for storage of the vehicles in question; (c) chose to store only one of the vehicles on the property.

The Board heard from Lynn Allen Kundratik, son of the Petitioners who resides at the subject address. Mr. Kundratik testified that he owns the boat and trailer in question and, with his brother, owns the camper top and pick-up truck. He further testified the family kept a total of five

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Allen L. Kundratik, et ux

2. automobiles and one motorcycle along with the recreational vehicles on the property on a daily basis. Mr. Kundratik told the Board that the conditions imposed upon his family if the relief sought is not granted would result in undue hardship since the cost of building a storage garage would be prohibitive and the cost and inconvenience of off-site storage would also be an extreme difficulty. Mr. Kundratik testified that access to the property for the truck, boat and trailer was most frequently taken through a "paper street," Church Road, and therefore did not affect any other residents in the neighborhood. He further stated the vehicles are sometimes stored on an adjacent unpaved church lot off the subject property.

Mrs. Arlene Haywood, 8708 School Road, testified in opposition to the Appeal. She told the Board that the number of vehicles stored on the property "often exceeds" those indicated by Mr. Kundratik and that maintenance work on all vehicles is frequently done on the site, resulting in an accumulation of debris and excessive noise. She also testified that the noise and exhaust fumes attendant to the vehicles' movements at all hours of the day and night disrupt the sleep and other activities of her family. Mrs. Haywood related to the Board that on one occasion a bulldozer with backhoe had to be brought in by the Kundratiks to remove the recreational vehicles from a church lot where they were imbedded in mud. She also expressed concern about the safety factor involved in moving the vehicles on the unlighted paper street, church lot, and Petitioners' property during hours of darkness.

Mr. Lawrence B. Scully, 2914 Church Road, also testified in opposition to the Petitioners' appeal. He told the Board that the Kundratiks often use School Road to access their property with the recreational vehicles and have on a number of occasions caused damage to his fence and grounds.

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Allen L. Kundratik, et ux

3. Both Petitioners and Protestants submitted photographs of the subject property and vehicle to the Board. Hand-drawn plats were also submitted with indication of the vehicles' locations and accesses to the site.

The Board finds as a matter of fact that the Kundratik family stores a number of vehicles in the course of daily life, including the 17-foot boat on a trailer and a camper top on their property. The boat with trailer and camper top are clearly defined in the Baltimore County Zoning Regulations (B.C.Z.R.) as individual recreational vehicles. The ownership of recreational vehicles and their use, maintenance, and storage must include, in the Board's opinion, adherence to the laws and regulations which protect all Baltimore County residents from substantial injury to public health, safety and general welfare. As existing prior to and during the appeal period of this case, the Board finds that the conditions at 8711 School Road cause adverse impact to the neighborhood and should not be permitted to exist on a permanent basis. Further, we find that the continued existence of this condition would not be within the spirit and intent of the B.C.Z.R.

#### ORDER

It is therefore this 5th day of March, 1990 by the County Board of Appeals of Baltimore County ORDERED that a Variance to permit the storage of two recreational vehicles on the subject property in lieu of the one vehicle permitted be and is hereby GRANTED, subject, however, to the following restrictions:

The variance granted herein is limited to the storage of one 17' boat on a trailer and one pick-up camper body for a period not to exceed 90 days from the date of this Order, at which time the variance will be rescinded, unless:

- Petitioners file a new Petition to continue the storage of the two recreational vehicles on the subject property;
- Petitioners construct a garage meeting all permit and building regulations of Baltimore County, to provide storage space for the vehicles in question; or

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c) Petitioners store only one recreational vehicle on the subject property.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

Lawrence E. Schmidt, Acting Chairman

Michael B. Sawyer

Lynn B. Moreland

PETITION FOR ZONING VARIANCE  
8711 School Road, 89' NE of  
the 17' Church Road  
(8711 School Road)  
214 Election District  
City of Baltimore  
Allen L. Kundratik, et ux  
Petitioners

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 89-434-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

Petitioners herein request a variance to permit two recreational vehicles to be stored on the subject property in lieu of the one permitted by the Zoning Regulations. Exhibit 1.

Protestants appeared and testified. Appearing as Protestants were Mr. Lawrence Scully, and a Mrs. Cline.

It is found that the subject property, known as 8711 School Road, is a 17' x 17' lot, zoned B.R. 5.5, and is improved with a driveway, a 17' x 17' lot, and other miscellaneous improvements. The subject property is a vacant lot owned by Miss Church and a 17' x 17' lot, zoned B.R. 5.5, and is improved with a driveway, a 17' x 17' lot, and other miscellaneous improvements. The subject property is a vacant lot owned by Miss Church and a 17' x 17' lot, zoned B.R. 5.5, and is improved with a driveway, a 17' x 17' lot, and other miscellaneous improvements. The subject property is a vacant lot owned by Miss Church and a 17' x 17' lot, zoned B.R. 5.5, and is improved with a driveway, a 17' x 17' lot, and other miscellaneous improvements.

As a result of the Board's decision, the adjoining property owner, Petitioners, are hereby granted a variance to permit two recreational vehicles to be stored on the subject property in lieu of the one permitted by the Zoning Regulations. Petitioners are hereby granted a variance to permit two recreational vehicles to be stored on the subject property in lieu of the one permitted by the Zoning Regulations. Petitioners are hereby granted a variance to permit two recreational vehicles to be stored on the subject property in lieu of the one permitted by the Zoning Regulations.

to store either vehicle that would be both convenient and secure. He further testified that the cost of renting storage space would be unreasonable in relation to the value of the vehicles. Mr. Kundratik testified he plans to construct a garage to provide the needed storage space.

The Protestants testified in general opposition to the requested variance. Mrs. Heywood testified the boat in question is stored partly on the Church property. She explained the Petitioners used half of the paper street as if it were their yard and submitted photographs depicting the fencing both the Petitioners and Mrs. Heywood have installed along the paper street to separate their respective properties. Mr. Scully testified the Petitioners use his driveway at times to assist them in entering and exiting their property when hauling the boat or using the camper. He also complained the Petitioners use the Church property for access to the rear portion of their property.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

*Anderson v. Bd. of Appeals, Town of Chesapeake Beach*, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare. The complaints raised by the Protestants were of a personal nature and provide no basis for denying the relief requested because there is no harm to the health, safety or general welfare of the community.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 5th day of May, 1989 that the Petition for Zoning Variance to permit two recreational vehicles to be stored on the subject property in lieu of the one permitted, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired.
- The variance granted herein is limited to the storage of one 17' boat on a trailer and one pick-up camper body for a period not to exceed one year from the date of this Order, at which time, the variance shall be rescinded, unless one of the following measures is taken:
  - Petitioners file a new Petition to continue the storage of the two recreational vehicles on the subject property;
  - Petitioners construct a garage to provide storage space for the vehicles in question;
  - Petitioners only store one recreational vehicle on the subject property.

3) Within sixty (60) days of the date of this Order Petitioners shall extend the existing fencing along the rear portion of their property to the other side of property line. Said fencing will insure that during storage, the subject boat will not overhang onto the Miss Church property.

4) At no time shall Petitioners use any of the Miss Church property or the paper street for the storage of either recreational vehicle.

5) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

J. Robert Haines  
Zoning Commissioner  
for Baltimore County

JRH:bjs

ORDER RECEIVED FOR FILING  
Date 5/5/89  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 5/5/89  
By [Signature]



PERMISSION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the Declaration and plat attached hereto and hereby petition for a Variance from Section 415A of the Zoning Ordinance, Baltimore County, Maryland, to allow the use of the property for the storage of a truck camper on a lot occupied by a single-family dwelling in lieu of the one permitted.

1. There is no place nearby to store either of the R.V.s.  
2. Cost of storage would be unreasonable relative to the value of the R.V.s.  
3. Keeping of the R.V.s. else where would pose a security risk that doesn't exist where they presently stored.  
4. Convenience of use would be greatly impaired.  
5. Maintenance would be burdensome.

Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:  
(Type or Print Name)  
Signature  
Address  
City and State  
Attorney for Petitioner:  
(Type or Print Name)  
Signature  
Address  
City and State  
Attorney's Telephone No.:  
Address  
City and State

Legal Owner(s):  
Allen L. & Dorothy V. Kundratik  
(Type or Print Name)  
Signature  
(Type or Print Name)  
Dorothy V. Kundratik  
Signature  
8711 School Road  
Address  
Baltimore, Md. 21234  
City and State  
Name  
Allen L. Kundratik  
Name  
8711 School Road  
Address  
Baltimore, Md. 21234  
City and State

ORDERED BY The Zoning Commissioner of Baltimore County, this 1st day of March, 1989, that the subject matter of this petition be advertised, as required by the Zoning Ordinance of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of May, 1989, at 10 o'clock a.m.

J. Robert Haines  
Zoning Commissioner of Baltimore County.

(over)

County Board of Appeals of Baltimore County  
COUNTY OFFICE BUILDING, ROOM 315  
311 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
(301) 887-5180

HEARING ROOM -  
Room 301, County Office Bldg.

APPEAL HEARINGS SCHEDULED FOR THE  
WEEK OF JANUARY 1, 1990

TUESDAY 1/2/90 10:00 a.m. THURGOOD PROPERTY  
3500 of B&Hill Road  
2nd Election District  
2nd Councilmanic District  
RE: CRG Decision

WEDNESDAY 1/3/90 10:00 a.m. BRITANNY II, Discay Court  
10th & 63  
RE: Sediment Control Violations

THURSDAY 1/4/90 10:00 a.m. ALLEN L. KUNDRATIK, ET UX  
8711 School Rd., 88' NE of the c/l of Church Rd.  
9th Election District  
6th Councilmanic District  
VAR - storage of 2 recreational vehicles in lieu of permitted one

FRIDAY 1/5/90 10:00 a.m. MARY KAY FRANK  
6720 Woodley Road  
Baltimore, Maryland 21222  
RE: Denial of Pool Permit

THURSDAY 1/4/90 HEARING ROOM NOT AVAILABLE FOR CBA HEARING  
FRIDAY 1/5/90 10:00 a.m. ANCOO OIL COMPANY  
147/corner York & Shawan Roads  
8th Election District  
3rd Councilmanic District  
SE - service station;  
VAR - sign (Appeal from SE only)

cc: Executive Office  
County Council  
Law Office  
People's Counsel  
Planning Office  
Current Planning  
Public Works  
County Engineer  
County Clerk

Attachment to petition

A zoning variance is petitioned for the property located at 8711 School Road by Allen L. and Dorothy V. Kundratik, owners and residents. The petition is to allow the storage of 1 (one) 17' runabout boat kept on a trailer and 1 (one) truck camper, stored off of the truck. The property is zoned D.R. 5.5. The property is located approximately 358' from Harford Road where it intersects with Putty Hill Ave, a commercially zoned strip.

The petition designates the storage area for the truck camper to be approximately 28' directly to the rear of the dwelling, the rear of the truck camper is in line with the southwest line of the house. The space occupied by the truck camper is about 12' by 8'. The truck camper must be stored on level ground to keep its framework square. In order to load the camper on the truck you must have level, flat ground in front of it so the truck can slide underneath. At the current time this is the only part of our property that is suited to the truck camper's storage and loading requirements. The boat is a rather small boat for its length and sits on a trailer at the end of the driveway, at the rear of the yard.

The boat and the truck camper are kept and maintained for the use pleasure, enjoyment and enrichment of our family. The boat is owned by Lynn A. Kundratik, who is the son of Allen L. Kundratik and also resides at 8711 School Road. The truck camper is owned jointly by Lynn A. and Frank A. Kundratik, also a son and resides at 8711 School Road. Both the boat and truck camper are in excellent condition and are ready for use at any given time. The boat is used during warmer weather from April 1st till December as weather permits. The truck camper is used year round in all types of weather, warm or cold. The truck camper and the boat can both be attached to the truck simultaneously and there are many times when both R.V.s will be off of the property together.

We petition Baltimore County for a zoning variance so that we will be in compliance with current regulations. All of the requirements of section 415A of the Baltimore County Zoning codes are requirements of section 415A of the Baltimore County Zoning codes in compliance with the exception of "...one recreational vehicle may be stored on a residential lot...". Compliance with section 415A of the Baltimore County zoning codes would be unnecessarily burdensome for the following reasons:

1. There is no place nearby to store either of the R.V.s.  
2. Cost of storage would be unreasonable relative to the value of the boat or truck camper.  
3. Keeping the boat or the truck camper somewhere else would present security risks that are not a factor where they are now kept.  
4. Convenience of use would be greatly impaired.  
5. Maintenance would be burdensome.

Very truly yours,  
J. Robert Haines  
Zoning Commissioner

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-5353

Baltimore County Board of Appeals  
County Office Building, Room 315  
Towson, Maryland 21204

RE: Petition for Zoning Variance  
NE/S School Road, 88' NE of the c/l of Church Rd.  
(8711 School Road)  
9th Election District, 6th Councilmanic District  
ALLEN L. KUNDRATIK, ET UX - Petitioners  
Case No. 89-434-A

Dear Board:  
Please be advised that an appeal of the above-referenced case was filed in this office on June 26, 1989 by Mr. & Mrs. Allen L. Kundratik. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,  
J. Robert Haines  
Zoning Commissioner

JRH:cer  
Enclosures

cc: Mr. & Mrs. Allen L. Kundratik  
8711 School Road, Baltimore, MD 21234  
Arlene Heywood, 8708 School Road, Baltimore, MD 21234  
Lawrence Scully, 2914 Church Road, Baltimore, MD 21234

People's Counsel of Baltimore County  
Rm. 304, County Office Bldg., Towson, Md. 21204

File

Relief could be granted with no ill effect to any property owners in this district. The spirit of the ordinance would not be compromised. The intended use of the property would not be changed. A variance will conform with the nature of the area as there are several property owners in the immediate area that also have two R.V.s on their property. In addition there are many more property owners in the area with one R.V. It does not appear unnatural, given the area for someone to have two R.V.s. on their property. There would be no ill effect to public health, safety, or the general welfare of the community. A boat and a truck camper do not represent a substantial injustice to our property or to any other property in the district. The boat has been stored on our property for five years, and the truck camper since August of 1988.

This petition is filed as a result of a complaint of the neighbor that resides at 8707 School Road. This complaint is only one of many that we have received along her property to help screen our fence that we have erected along her property. When we first bought our camper we were told during what have become routine zoning inspections, again at the request of Arlene Heywood, that a truck camper was not a violation of section 415A of the Baltimore County zoning codes. Subsequent inspections again and again at her request lead to the need for the petitioning of the county for a zoning variance. The complaints from Arlene Heywood are motivated out of malice and not of concern for the community. There are two property owners less than one block from her zone where there are two R.V.s stored. The truck camper is the closest to her property at 45' with another 15' to 20' to her house, for a total distance of close to 65'. The need to petition the county for this type of variance seems to always be born of a complaint.

Surveyor's Description of 8711 School Road

BEGINNING FOR THE SAME at an iron pipe now planted at the intersection of the southeast side of School Road (40 feet wide) with the northeast side of Church Road (30 feet wide) as shown on the Revised Plat of Parkville Summit filed among the Plat Records of Baltimore County in Plat Book C.V.B. Jr. No. 12, Folio 48, said point being at the end of the third line of that tract of land which by deed dated June 16, 1938, and recorded among the Land Records of Baltimore County Liber C.V.B. Jr. No. 1034, folio 300, etc. was conveyed by Cityco Realty Co. to Howard J. White and wife; running thence binding on the southeast side of School Road and on a part of said third line reversely northwesterly 49.5 feet to an iron pipe thence leaving the southeast side of said road and said third line and running for a line of side of said road and said third line and running for a line of division at right angles thereto southeasterly 135 feet to an iron pipe now planted in the first line of the above-described deed; thence running with and binding on part of the said line reversely southeasterly 49.5 feet to the beginning of said plat; thence running northeast side of School Road as shown on said road and on the fourth with and binding on the northeast side of said road and to the place of line of said deed reversely northwesterly 135 feet to the place of beginning. The improvements thereon are known as 8711 School Road.

FROM A POINT ON THE N/E SIDE OF SCHOOL RD. 10' WIDE, WITH ITS INTERSECTION WITH THE EXTENDED C/L OF CHURCH RD 50' WIDE. THENCE ALONG THE N/E R/LINE OF SCHOOL RD. IN A N/E DIRECTION A DISTANCE OF 88 FT. TO THE POINT OF BEGINNING AND PROCEEDING AS STATED IN THE ABOVE PARAGRAPH.

OWNERS WILL TAKE FULL RESPONSIBILITY AS TO THE INFORMATION PROVIDED ON SAID PLAT PREPARED BY BALTO. CO.

OWNER: Allen L. Kundratik  
DATE: 2/16/89

OWNER: Allen L. Kundratik  
DATE: 2/16/89

APPEAL  
Petition for Zoning Variance  
NE/S School Road, 88' NE of the c/l of Church Road  
(8711 School Road)  
9th Election District, 6th Councilmanic District  
ALLEN L. KUNDRATIK, ET UX - Petitioner  
Case No. 89-434-A

Petition for Zoning Variance  
Description of Property  
Certificate of Posting  
Certificate of Publication  
Entry of Appearance of People's Counsel (None submitted)  
Zoning Plans Advisory Committee Comments  
Director of Planning & Zoning Comments  
Violation Notice

Petitioner's Exhibits: 1. Plat to accompany Petition  
2. Plat indicating location of vehicles

Protestant's Exhibits: 1. Four (4) 4" x 6" photographs of location

Zoning Commissioner's Order dated May 25, 1989 (Granted w/ restrictions)

Notice of Appeal received June 26, 1989 by Mr. & Mrs. Allen L. Kundratik

cc: Mr. & Mrs. Allen L. Kundratik  
8711 School Road, Baltimore, MD 21234  
Arlene Heywood, 8708 School Road, Baltimore, MD 21234  
Lawrence Scully, 2914 Church Road, Baltimore, MD 21234

People's Counsel of Baltimore County  
Rm. 304, County Office Bldg., Towson, Md. 21204

Request Notification: P. David Fields, Director of Planning & Zoning  
Patrick Keller, Office of Planning & Zoning  
J. Robert Haines, Zoning Commissioner  
Ann M. Nasterowicz, Deputy Zoning Commissioner  
James E. Dyer, Zoning Supervisor  
Deputy Clerk

Mr. & Mrs. Allen L. Kundratik  
8711 School Road  
Baltimore, Maryland 21234  
June 25, 1989

Mr. J. Robert Haines  
Zoning Commissioner  
for Baltimore County  
Re: PETITION FOR ZONING VARIANCE  
NE/S School Road, 88' NE of the c/l of Church Road  
(8711 School Road)  
9th Election District-6th Councilmanic District  
Allen L. Kundratik, et ux - Petitioners  
Case No. 89-434-A

Dear Mr. J. Robert Haines,  
Please be advised that we wish to file an appeal with the County Board of Appeals. We were pleased to see that our variance was GRANTED but find the restrictions to be both unfair and unneeded. Thank you for your cooperation in this matter.

Very truly yours,  
Allen L. Kundratik

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: 6-26-89 ACCOUNT: P. 615-615-000  
AMOUNT: 90.00 (cash)

RECEIVED: ALLEN L. KUNDRATIK  
DATE: 6-26-89

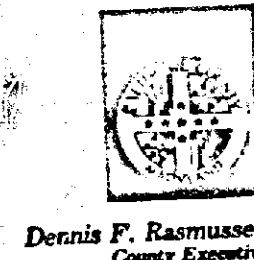
DATE: 6-26-89

DATE: 6-26-89



Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(410) 326-5533  
J. Robert Haines  
Zoning Commissioner

May 25, 1989



Dennis F. Rasmussen  
County Executive

Mr. & Mrs. Allen L. Kundratik  
8711 School Road  
Baltimore, Maryland 21234  
RE: PETITION FOR ZONING VARIANCE  
NE/S School Road, 88' NE of the c/c Church Road  
(8711 School Road)  
9th Election District - 6th Councilmanic District  
Allen L. Kundratik, et ux - Petitioners  
Case No. 89-434-A

Dear Mr. & Mrs. Kundratik:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 434-3391.

Very truly yours,

J. Robert Haines  
Zoning Commissioner  
for Baltimore County

JRH:bjs

cc: Mrs. Arlene Haywood

8707 School Road, Baltimore, Md. 21234

Mr. Lawrence B. Souly

2914 Church Road, Baltimore, Md. 21234

People's Counsel

File

### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 9th  
Posted for: Variance  
Petitioner: Allen L. Kundratik, et ux  
Location of property: NE/S School Rd., 88' NE of Church Rd.  
8711 School Rd.  
Location of Sign: Facing School Rd. across 15' Fr. roadway  
on property of Petitioner  
Remarks:  
Posted by: [Signature]  
Date of return: 7/1/89  
Number of Signs: 1

### CERTIFICATE OF PUBLICATION

TOWSON, MD. April 6, 1989  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 6, 1989.

NORTHEAST TIMES  
THE JEFFERSONIAN.

S. Zebe Olson  
Publisher

PO 10937  
reg M2731  
co 89-434-1  
price \$74.86

RECEIVED  
MAY 24 1989

ZONING OFFICE

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 067658

DATE 5-4-89 ACCOUNT 2-01-615-000

AMOUNT \$ 89.86

RECEIVED FROM: A. Kundratik

FOR: Posting & Advertising (89-434-A)

B 121\*\*\*\*\*8986: a 8042F

VALIDATION ON SIGNATURE OF CASHIER

RECEIVED  
MAY 24 1989

ZONING OFFICE

### BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: James E. Dyer  
Zoning Supervisor  
DATE: February 16, 1989

FROM: James H. Thompson  
Zoning Enforcement Coordinator

RE: Item No. 346 (if known)  
Petitioner: Kundratik (if known)

VIOLATION CASE # 36-1-CV

LOCATION OF VIOLATION: 8711 School Road

DEFENDANT: Allen L. and Dorothy V. Kundratik

ADDRESS: 8711 School Road Baltimore, MD 21234

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME ADDRESS  
Arlene Haywood 8707 School Road  
Baltimore, MD 21234

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

ech/

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(410) 326-5533  
J. Robert Haines  
Zoning Commissioner

March 20, 1989

### NOTICE OF HEARING



Dennis F. Rasmussen  
County Executive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance, Case Number: 89-434-A  
8711 School Road, 88' NE of c/c Church Road  
8th Election District - 6th Councilmanic District  
Petitioner(s): Allen L. Kundratik, et ux  
HEARING SCHEDULED: THURSDAY, MAY 4, 1989 at 2:00 p.m.

Variance to allow two recreational vehicles on a lot occupied by a single family dwelling in lieu of the one permitted.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines

J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County  
cc: Petitioners  
File

### Tracking System

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning

Date	Receipt	FEE	Number	TYPE	Identification Number	Council District	Election District	Zip Code
02/16/89	0597172	01	346			09	21234	

Petitioner: Allen Kundratik (Last) (First) (Middle Initial)

Property Address: 8711 School Rd. (Number) (Street)

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 059772

DATE 2/16/89 ACCOUNT 2-01-615

AMOUNT \$ 35.00

RECEIVED FROM: Mr. Kundratik

FOR: Edgington Van der 01 346

B 121\*\*\*\*\*3500: a 016AF

VALIDATION ON SIGNATURE OF CASHIER

### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 9th  
Posted for: Appeal  
Petitioner: Allen L. Kundratik, et ux  
Location of property: NE/S School Rd., 88' NE of Church Rd.  
8711 School Rd.  
Location of Sign: Facing School Rd. across 15' Fr. roadway  
on property of Petitioner  
Remarks:  
Posted by: [Signature]  
Date of return: 7/1/89  
Number of Signs: 1





# County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING  
1111 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
(301) 622-2122 287-3180  
September 22, 1989

## NOTICE OF ASSIGNMENT

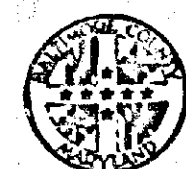
NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 89-434-A ALLEN L. KUNDRAIC, ET UX  
NE/4 School Road, 88' NE of the c/l  
of Church Road (8711 School Road)  
9th Election District  
6th Councilmanic District  
VAR - 2 recreational vehicles on a lot  
occupied by a single family dwelling  
5/25/89 - Z.C.'s Order GRANTING Petition with  
restrictions.

ASSIGNED FOR: WEDNESDAY, JANUARY 3, 1990 at 11:30 a.m.  
cc: Mr. and Mrs. Allen L. Kundratic Appellants

Ms. Arlene Heywood  
Mr. Lawrence Scully  
People's Counsel for Baltimore County  
P. David Fields  
Pat Keller  
J. Robert Haines  
Ann W. Nastarowicz  
James E. Dyer  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon, County Attorney

LindaLee M. Kuszmaul  
Legal Secretary



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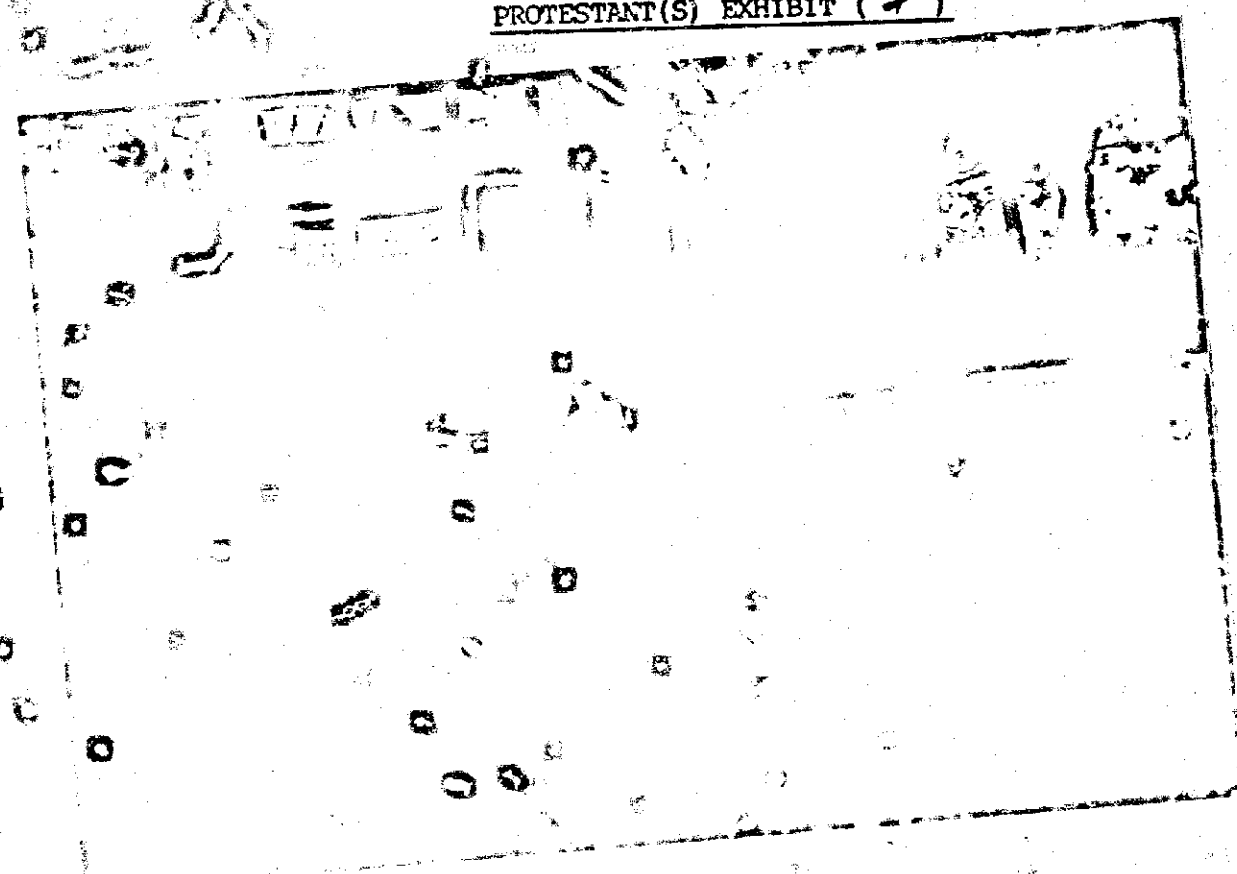
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## PROTESTANT(S) EXHIBIT 1



## PROTESTANT(S) EXHIBIT 2

